



**Address:** [3616 CLEAR BROOK CIR](#)  
**City:** FORT WORTH  
**Georeference:** 20726-6-17  
**Subdivision:** HULEN MEADOW ADDITION  
**Neighborhood Code:** 4S002B

**Latitude:** 32.6275861622  
**Longitude:** -97.3727009905  
**TAD Map:** 2036-348  
**MAPSCO:** TAR-103M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HULEN MEADOW ADDITION  
Block 6 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$252,127

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05909996

**Site Name:** HULEN MEADOW ADDITION-6-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,583

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,047

**Land Acres<sup>\*</sup>:** 0.1617

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

WHITWORTH NANCY J

**Primary Owner Address:**

3616 CLEAR BROOK CIR  
FORT WORTH, TX 76123-1312

**Deed Date:** 7/28/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214178686](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITWORTH HARRY;WHITWORTH NANCY J	11/14/2000	00146180000238	0014618	0000238
SMITH LAURIE A;SMITH STEPHEN L	6/24/1988	00093120001030	0009312	0001030
STEVE HAWKINS CONST CO INC	4/19/1988	00092540000896	0009254	0000896
HULEN MEADOWS JV	1/1/1985	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$202,127	\$50,000	\$252,127	\$247,413
2024	\$202,127	\$50,000	\$252,127	\$224,921
2023	\$212,233	\$50,000	\$262,233	\$204,474
2022	\$179,695	\$40,000	\$219,695	\$185,885
2021	\$143,744	\$40,000	\$183,744	\$168,986
2020	\$122,417	\$40,000	\$162,417	\$153,624

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.